Development Management - Delegated Officer Report

Application Number: AWDM/0023/22 Recommendation – Approve

Site: 6 Ravensbourne Avenue, Shoreham-by-sea

Proposal: Demolition of existing garage and construction of new attached single storey garage to south west. Proposed part pitched roof first floor extension and part flat roof single storey rear extension.

Date of site visit: 20 January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the corner of Ravensbourne Avenue and Ravensbourne Close. It has a part 'chalet-style' with low eaves and rooms in the roofspace served by front and rear dormers, but there is also a two storey gabled projection at the front. It has a flat roofed ground floor rear extension and a garage set at the end of the driveway to the side /rear of the house.

The application proposes to demolish the garage and construct a new attached flat-roofed garage at the front, sitting alongside the two storey front projection.

It is also proposed to construct a first floor extension at the rear over the existing ground floor extension and to continue the ground floor across the rear of the house. The first floor extension will have a gable similar to that at the front (obscure glaze side window). It will measure 2.8m deep and 4.8m wide. The ridge will be level with the main ridge of the house.

Relevant Planning History

None on this property but it should be noted that there are similar extensions at Nos 30, 32 and 34 Ravensbourne Avenue

Consultations

None

Representations

Objection received from the occupier of 4 Ravensbourne Avenue:

1. Loss of Privacy - The proposed first floor extension with the new 3rd bedroom will overlook a small rear private garden and only outdoor area for meeting in Covid. It has a dual aspect with an overlooking window on the side

2. Outlook - It seems rather large and may be over-bearing and cramped for the size of the garden
3. Visual amenity - I hope the materials used will be in sympathy with the rest of the property and not incongruous with immediate neighbours (red brick and matching roof tiles)

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension would be sited on the northern side of the rear elevation with a single ridged roof similar in design to the original feature at the front of the property.

The proposed extension is large and there were initial concerns that it would be rather dominant in views from the Close, where the character is of single storey bungalows, and with the rear of Nos 6 and 8 on either side of the entrance to the Close presenting as chalet bungalows with low eaves. However, it is noted that there are examples of very similar extensions at Nos 30, 32 and 34 Ravensbourne Avenue, of which Nos 32 and 34 are in similar locations either side of the entrance to Downside Close which has a similar character that of Ravensbourne Close.

Taking those extensions into account, on balance, it is not considered that this proposal would over-dominate the existing property or have an adverse effect on the visual amenity of the locality or the streetscene.

The property has a smaller garden than that of 32 and 34 but this proposal would not extend further into the garden than the existing ground floor extension so no additional amenity space will be lost. It has the potential to appear slightly more cramped in its plot than the extensions at 32 and 34 but, on balance, insufficient harm would occur to warrant refusal.

The garage was originally shown with a flat roof and not set back from the front of the house. This has been amended during the application to be set back with a false pitch to the front.

Residential amenity

The neighbour to the south has concerns about being overlooked from the side bedroom window. The extension includes an additional window in the east elevation and it is therefore considered to be reasonable to require the side window to be obscure glazed to protect privacy.

The east facing window overlooks the front gardens of bungalows in Ravensbourne Close so there will be no loss of amenity.

The extension is limited to the north side of the rear elevation and is therefore set off the boundary with No.4. It is also to the north of that property and will not therefore cause a loss of light or outlook. The house to the north, on the opposite side of the entrance to the Close, may lose some outlook from its rear extension, but at a distance of 20m, it is not considered that it will be to such an extent to be harmful to amenity.

The proposed garage will sit alongside the garage at No.4 and will not cause harm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. Obscure glaze first floor south side window

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 28 February 2022

Authorised by: Gary Peck Date: 28 February 2022